Rule 3.8A

Appendix 3E

Daily share buy-back notice (*except* minimum holding buy-back and selective buy-back)

Information and documents given to ASX become ASX's property and may be made public.

Introduced 1/9/99. Origin: rule 3.6, Appendix 7C. Amended 30/9/2001, 11/01/10

Name of entity	ABN/ARSN
GPT Group comprising the stapled securities of the General Property Trust (Trust) GPT Management Holdings Limited (GPTMHL)	58 071 755 609 (Trust) 67 113 510 188 (GPTMHL)

We (the entity) give ASX the following information.

Information about buy-back

1	Type of buy-back	On market
2	Date Appendix 3C was given to ASX	15 February 2021

Total of all shares/units bought back, or in relation to which acceptances have been received, before, and on, previous day

		Before previous day	Previous day
3	Number of shares/units bought back or if buy-back is an equal access scheme, in relation to which acceptances have been received	*23,189,244*	*1,306,703*
4	Total consideration paid or payable for the shares/units	*$104,838,975.14*	*$5,969,803.33*

+ See chapter 19 for defined terms.

		Before previous day	Previous day
5	If buy-back is an on-market buy-back	highest price paid: $4.60 date: 16 March 21 lowest price paid: $4.39 date: 10 March 21	highest price paid: $4.60 lowest price paid: $4.55 highest price allowed under rule 7.33: $4.9012

Participation by directors

6	Deleted 30/9/2001.	

How many shares/units may still be bought back?

7	If the company/trust has disclosed an intention to buy back a maximum number of shares/units – the remaining number of shares/units to be bought back	72,900,518

Compliance statement

1. The company is in compliance with all Corporations Act requirements relevant to this buy-back.

or, for trusts only:

1. The trust is in compliance with all requirements of the Corporations Act as modified by Class Order 07/422, and of the trust's constitution, relevant to this buy-back.

2. There is no information that the listing rules require to be disclosed that has not already been disclosed, or is not contained in, or attached to, this form.

Sign here: .... Date: 22 April 2021
(~~Director~~/Company secretary)

Print name: James Coyne

+ See chapter 19 for defined terms.